

THAI NGUYEN BOOK DISTRIBUTION JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS

(have been audited)

For the fiscal period ended September 30, 2025



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CONSOLIDATED BALANCE SHEET

As at September 30, 2025

| Code | ASSETS | Notes | 09/30/2025 | 01/01/2025 |
|------------|---|----------|------------------------|------------------------|
| | | | VND | VND |
| 100 | A. CURRENT ASSETS | | 723,712,262,772 | 174,351,472,424 |
| 110 | I. Cash and cash equivalents | 3 | 193,194,883,850 | 6,790,013,283 |
| 111 | 1. Cash | | 153,194,883,850 | 6,727,013,283 |
| 112 | 2. Cash equivalents | | 40,000,000,000 | 63,000,000 |
| 120 | II. Short-term financial investments | 4 | 231,785,000,000 | 9,831,182,400 |
| 121 | 1. Held for trading securities | | - | 10,029,062,198 |
| 122 | 2. Provision for devaluation of held for trading securities | | - | (197,879,798) |
| 123 | 3. Held to maturity investments | | 231,785,000,000 | - |
| 130 | III. Short-term receivables | | 298,003,275,643 | 140,838,786,375 |
| 131 | 1. Short-term receivables from customers | 5 | 6,968,227,499 | 712,747,201 |
| 132 | 2. Short-term advances to suppliers | 6 | 160,608,145,425 | 190,876,138 |
| 136 | 3. Other short-term receivables | 7 | 130,426,902,719 | 139,935,163,036 |
| 140 | IV. Inventories | 8 | 198,805,815 | 16,527,643,958 |
| 141 | 1. Inventories | | 198,805,815 | 16,527,643,958 |
| 150 | V. Other current assets | | 530,297,464 | 363,846,408 |
| 151 | 1. Short-term prepaid expenses | 9 | 530,297,464 | 29,372,938 |
| 152 | 2. Value-added tax deductible | | - | 94,473,470 |
| 153 | 3. Taxes and other receivables to the State | 16 | - | 240,000,000 |

CONSOLIDATED BALANCE SHEET

As at September 30, 2025

(Continued)


| Code | ASSETS | Notes | 09/30/2025 VND | 01/01/2025 VND |
|------------|--|----------|--------------------------|------------------------|
| 200 | B. NON-CURRENT ASSETS | | 786,922,599,962 | 39,503,030,706 |
| 210 | I. Long-term receivables | | - | 3,650,000,000 |
| 215 | 1. Receivables on long-term loans | | - | 3,650,000,000 |
| 220 | II. Fixed assets | | 216,232,672,231 | 11,395,200,826 |
| 221 | 1. Tangible fixed assets | 10 | 192,428,997,999 | 10,883,580,674 |
| 222 | - Costs | | 203,162,637,494 | 21,282,058,400 |
| 223 | - Accumulated depreciation | | (10,733,639,495) | (10,398,477,726) |
| 227 | 2. Intangible fixed assets | 11 | 23,803,674,232 | 511,620,152 |
| 228 | - Costs | | 24,240,804,088 | 832,250,000 |
| 229 | - Accumulated amortisation | | (437,129,856) | (320,629,848) |
| 240 | V. Long-term unfinished assets | | 493,681,177,373 | 3,632,317,123 |
| 241 | 1. Long-term work in progress | | - | 3,429,258,923 |
| 242 | 2. Construction in progress | 12 | 493,681,177,373 | 203,058,200 |
| 250 | VI. Long-term financial investments | 4 | - | 20,020,700,000 |
| 253 | 1. Investments in other entities | | - | 20,020,700,000 |
| 260 | VII. Other long-term assets | | 77,008,750,358 | 804,812,757 |
| 261 | 1. Long-term prepaid expenses | 9 | 82,034,484 | 804,812,757 |
| 269 | 2. Goodwill | 13 | 76,926,715,874 | - |
| 270 | TOTAL ASSETS | | 1,510,634,862,734 | 213,854,503,130 |


CONSOLIDATED BALANCE SHEET


As at September 30, 2025

(Continued)

| Code | RESOURCES | Notes | 09/30/2025 | 01/01/2025 |
|------|---|-------|--------------------------|------------------------|
| | | | VND | VND |
| 300 | C. LIABILITIES | | 1,126,047,993,100 | 14,673,139,130 |
| 310 | I. Current liabilities | | 785,050,841,125 | 14,587,639,130 |
| 311 | 1. Short-term trade payables | 14 | 35,766,852,151 | 1,436,899,117 |
| 312 | 2. Short-term advances from customers | 15 | 260,276,056,708 | 340,282,003 |
| 313 | 3. Taxes and other payables to State | 16 | 28,093,390,437 | - |
| 314 | 4. Payables to employees | | 2,397,034,031 | 446,793,063 |
| 315 | 5. Short-term accrued expenses | 17 | - | 166,312,330 |
| 318 | 6. Short-term unearned revenue | 18 | 9,011,996,790 | 283,454,550 |
| 319 | 7. Other short-term payables | 19 | 289,429,158,508 | 273,016,432 |
| 320 | 8. Short-term loans and finance lease | 20 | 160,000,000,000 | 11,564,529,135 |
| 322 | 9. Bonus and welfare fund | | 76,352,500 | 76,352,500 |
| 330 | II. Long-term liabilities | | 340,997,151,975 | 85,500,000 |
| 337 | 1. Other long-term payables | 19 | 65,000,000 | 85,500,000 |
| 338 | 2. Long-term loans and finance lease liabilities | 20 | 340,932,151,975 | - |
| 400 | D. OWNER'S EQUITY | | 384,586,869,634 | 199,181,364,000 |
| 410 | I. Owner's equity | 21 | 384,586,869,634 | 199,181,364,000 |
| 411 | 1. Contributions from owners | | 195,000,000,000 | 195,000,000,000 |
| 411a | - Ordinary shares with voting rights | | 195,000,000,000 | 195,000,000,000 |
| 412 | 2. Share premium | | 29,736,000 | 29,736,000 |
| 414 | 3. Other capital of owners | | 205,199,847 | 205,199,847 |
| 418 | 4. Investment and development fund | | 464,211,628 | 464,211,628 |
| 421 | 5. Retained earnings | | 5,547,704,077 | 3,482,216,525 |
| 421a | Retained earnings accumulated till the end of the previous year | | 3,482,216,525 | 2,202,346,314 |
| 421b | Retained earnings of the current year | | 2,065,487,552 | 1,279,870,211 |
| 429 | 5. Non-controlling interests | | 183,340,018,082 | - |
| 440 | TOTAL RESOURCES | | 1,510,634,862,734 | 213,854,503,130 |


 Phung Thi Ha
 Preparer


 Phung Thi Ha
 Chief Accountant


 Le Tuan Dung
 General Director
 Thai Nguyen, October 28, 2025

| For the fiscal period from 01/01/2023 to 09/30/2023 | | | | | | |
|---|--|-------|----------------|---------------|--|----------------|
| Code | ITEMS | Notes | Quarter 3 | | Accumulated from the beginning of the year to the end of this period | |
| | | | 2023 | 2024 | 2023 | 2024 |
| 01 | 1. Revenue from sale of goods and rendering of services | 22 | 19,992,154.239 | 7,934,510.710 | 41,539,884.933 | 17,854,484.487 |
| 10 | 2. Net revenue from sale of goods and rendering of services | | 19,992,154.239 | 7,934,510.710 | 41,539,884.933 | 17,854,484.487 |
| 11 | 3. Cost of goods sold and services rendered | 23 | 14,502,471.141 | 5,898,484.114 | 32,218,309.404 | 12,645,538.971 |
| 20 | 4. Gross profit from sale of goods and rendering of services | | 5,489,683.098 | 2,036,026.596 | 9,321,575.529 | 5,208,945.516 |
| 21 | 5. Financial income | 24 | 2,296.703 | 69,978.805 | 4,382,212.594 | 2,399,101.322 |
| 22 | 6. Financial expenses | 25 | 9,512.327 | (512,335.327) | 1,757,410.129 | (469,029.253) |
| 23 | - In which: Interest expenses | | 9,512.327 | 19,368.947 | 242,874.532 | 263,925.803 |
| 25 | 7. Selling expenses | 26 | 2,642,918.146 | 1,323,895.197 | 5,001,766.541 | 3,362,693.991 |
| 26 | 8. General and administration expenses | 27 | 2,252,090.041 | 1,030,753.094 | 4,563,585.502 | 3,824,700.703 |
| 30 | 9. Net profit from operations | | 587,459.287 | 263,692.437 | 2,381,025.951 | 889,681.397 |
| 31 | 10. Other income | 28 | 196,707.431 | 298,118.454 | 424,964.315 | 808,352.132 |
| 32 | 11. Other expenses | 29 | 204,386.056 | | 392,354.439 | 576.840 |
| 40 | 12. Other profit | | (7,678.625) | 298,118.454 | 32,609.876 | 807,775.292 |
| 50 | 13. Total profit before tax | | 579,780.662 | 561,810.891 | 2,413,635.827 | 1,697,456.689 |
| 51 | 14. Current corporate income tax expense | 30 | (13,750.035) | | 348,148.275 | |
| 60 | 15. Profits after corporate income tax | | 593,530.697 | 561,810.891 | 2,065,487.552 | 1,697,456.689 |
| 61 | 16. Net gain/losses after tax attributable to shareholders of the parent | | | | | |
| 70 | 17. Basic earnings per share | 31 | | | | |
| 71 | 18. Declining earnings per share | 32 | | | | |


Phung Thi Ha
Chief Accountant

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ĐKKD: 4600346889 - Công ty Cổ phần Phát hành Sách Thái Nguyên

TP. THÁI NGUYÊN

Le Tuan Dung

Le Tuan Dung
General Director
Thai Nguyen, October 28, 2025

CONSOLIDATED CASH FLOWS STATEMENT
For the fiscal period from 01/01/2025 to 09/30/2025
(Indirect method)

| Code | ITEMS | Notes | From 01/01/2025 to 30/09/2025 | From 01/01/2024 to 30/09/2024 |
|------|---|-------|----------------------------------|----------------------------------|
| | | | VND | VND |
| | I. CASH FLOWS FROM OPERATING ACTIVITIES | | | |
| 01 | 1. Pre-tax profits | | 2,413,635,827 | 1,697,456,689 |
| | 2. Adjustments for | | (1,773,678,420) | (2,248,461,262) |
| 02 | - Depreciation and amortisation of fixed assets and allocation of goodwill | | 848,704,759 | 769,989,067 |
| 03 | - Provisions | | (197,879,798) | (1,017,777,217) |
| 05 | - Profits/losses from investing activities | | (2,667,377,913) | (2,264,598,915) |
| 06 | - Interest expenses | | 242,874,532 | 263,925,803 |
| 08 | 3. Operating profit before changes in working capital | | 639,957,407 | (551,004,573) |
| 09 | - Increase or decrease in receivables | | 129,263,080,327 | (1,002,991,080) |
| 10 | - Increase or decrease in inventories | | 19,760,597,326 | (2,962,847,624) |
| 11 | - Increase or decrease in payables (excluding interest payable/ corporate income tax payable) | | 42,322,903,506 | 2,106,591,135 |
| 12 | - Increase or decrease in prepaid expenses | | 311,159,127 | 1,060,323,912 |
| 13 | - Increase or decrease in trading securities | | 8,554,287,974 | 4,551,880,213 |
| 14 | - Interest paid | | (409,186,862) | (223,634,963) |
| 20 | Net cash flows from operating activities | | 200,442,798,805 | 2,978,317,020 |
| | | | - | - |
| | II. CASH FLOWS FROM INVESTING ACTIVITIES | | | |
| 21 | 1. Expenditures for purchase, construction of fixed assets and other long-term assets | | (183,971,599,821) | - |
| 22 | 2. Sums received from liquidation, sale of fixed assets and other long-term assets | | 173,287,878 | 500,000,000 |
| 23 | 3. Expenditures on borrowing and purchase of debt instruments of other units | | (21,685,000,000) | (3,713,000,000) |
| 24 | 4. Amounts recovered on borrowing and repurchase of debt instruments of other | | 3,650,000,000 | 1,800,000,000 |
| 25 | 5. Expenditures on investments in other | | 175,194,641,417 | - |
| 26 | 6. Sums recovered from capital investments | | 24,024,290,000 | - |
| 27 | 7. Sums received from loan interest, dividends and profits shared | | 140,981,423 | 141,767,219 |
| 30 | Net cash flows from investing activities | | (2,473,399,103) | (1,271,232,781) |

CONSOLIDATED CASH FLOWS STATEMENT
For the fiscal period from 01/01/2025 to 09/30/2025
(Indirect method)
(Continued)

| Code | ITEMS | Notes | From 01/01/2025 to 30/09/2025 | From 01/01/2024 to 30/09/2024 |
|------|--|-------|----------------------------------|----------------------------------|
| | | | VND | VND |
| | III. CASH FLOWS FROM FINANCING ACTIVITIES | | | |
| 33 | 1. Sums received from borrowings | | 3,647,501,152 | 14,657,776,828 |
| 34 | 2. Payment of loan principal | | (15,212,030,287) | (16,155,146,640) |
| 40 | Net cash flows from financing activities | | (11,564,529,135) | (1,497,369,812) |
| 50 | Net cash flows during the year | | 186,404,870,567 | 209,714,427 |
| 60 | Cash and cash equivalents at the beginning of the year | | 6,790,013,283 | 2,617,572,188 |
| 70 | Cash and cash equivalents at the end of the year | | 193,194,883,850 | 2,827,286,615 |



Phùng Thị Hà
Preparer



Phùng Thị Hà
Chief Accountant



Le Tuan Dung
General Director

Thai Nguyen, October 28, 2025

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For the fiscal period from 01/01/2025 to 09/30/2025***1. GENERAL INFORMATION OF THE COMPANY****Form of ownership**

Thai Nguyen Book Distribution Joint Stock Company ("the Company") is a joint stock company established and operating under the Business Registration Certificate No. 4600346889, initially issued by the Department of Planning and Investment of Thai Nguyen Province on January 2, 2004, and amended for the 12th time on July 11, 2025, also by the Department of Planning and Investment of Thai Nguyen Province.

The Company's head office is located at No. 65 Hoang Van Thu Street, Group 2, Phan Dinh Phung Ward, Thai Nguyen Province, Vietnam.

The investment capital and charter capital of the Company as stated in the Business Registration Certificate are VND 195,000,000,000.

Business sector: Commerce – Services.

Business activities

The Company's principal business activities during the year include:

- Wholesaling of suitcases, bags, wallets, leather and imitation leather goods, perfumes, cosmetics and hygiene products, ceramics, glassware, household electrical appliances, lamps and lighting equipment, books, newspapers, magazines, office supplies, sports equipment, and other household items;
- Retailing of audio and video discs, games and toys, books, newspapers, magazines, office supplies, beverages, sports equipment, and other goods in specialized stores;
- Leasing of premises.

Normal production and business cycle

The production and business cycles of the Company's other operations are generally within 12 months.

Corporate structure

Information about the Company's subsidiaries:

| Name of the investee | Place of incorporation and operation | Ownership interest | Voting rights | Principal activities |
|---|--|--------------------|---------------|----------------------|
| Le Premium Investment Joint Stock Company | Shophouse SH2-17, Crown Villas Urban Area, 586 Cach Mang Thang 8 Street, Gia Sang Ward, Thai Nguyen Province | 51.00% | 51.00% | Real estate business |

On September 26, 2025, the Company acquired a subsidiary, Le Premium Investment Joint Stock Company, and obtained control in a single transaction.

2. ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1. Accounting period and accounting currency

The Company's fiscal year is based on the calendar year, beginning on January 1 and ending on December 31 annually.

The monetary unit used in accounting records is the Vietnamese Dong (VND).

2.2. Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC and the Circular No. 202/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. The Consolidated Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3. Basis of Consolidated Financial Statements preparation

The Consolidated Financial Statements are presented based on historical cost principle.

Consolidated Financial Statements are prepared based on consolidating Financial Statements of the Company and Financial Statements of its subsidiaries under its control. The consolidated financial statements are prepared for the same accounting period and uniform accounting policies are applied.

Subsidiaries

Subsidiaries are companies over which the Parent Company has control by governing the financial and operating policies so as to obtain benefits from its activities, not only the form of legal, or the name of that company.

The difference between the proceeds from the divestment of the subsidiary and the value of the net assets of the divested subsidiary plus (+) the value of the unallocated goodwill is recognized immediately in the period arise on principle:

- If the divestment transaction does not cause the Parent Company to lose control over the subsidiary, all the above-mentioned differences are recorded in the entry "Undistributed profit after tax" on the Consolidated Balance Sheet.

- If a divestment transaction results in the Parent Company losing control of a subsidiary, all of the above differences are recognized in the Consolidated Income Statement. Investments in subsidiaries will be accounted for as a normal financial investment or accounted for using the equity method from the time when the Parent Company no longer holds control over the subsidiary.

Non – controlling interests

Non - controlling interests is a part of net operation results and net assets of subsidiaries which measured respectively to those interests that are not owned directly by the Company or indirectly through subsidiaries. Non-controlling shareholder interests are presented in the Consolidated Balance sheet as a separate item under equity. The ownership portion of non-controlling shareholders in the Company's income statement is also presented as a separate item in the Consolidated Statement of Income.

Transactions excluded on consolidation

Balances of accounts on the Balance Sheet between units in the same Company, internal transactions, and unrealized internal profits arising from these transactions must be completely eliminated. Unrealized losses arising from insider transactions are also eliminated unless the cost of making up the loss cannot be recovered. Unrealized gains/losses with associates are also eliminated in proportion to the Company's investment rate with the investee.

2.4. Foreign currency transactions

Real exchange rates are determined under the following principles:

- When buying or selling foreign currency, applying the exchange rates specified in the contracts of foreign exchange sale between Company and commercial banks;
- When recording receivables, applying the bid rate of the commercial bank stipulated by the Company for customers to make payment at the transaction time;
- When recording payables, applying the offer rate of the commercial bank where the Company expects to conduct transactions at the transaction time;
- When purchasing assets or paying immediately in foreign currency, applying the bid rate of the commercial bank where the Company makes payments.

Exchange rate when revaluing monetary items denominated in foreign currencies at the reporting date of Consolidated Financial Statements is determined under the following principles:

- For asset accounts, applying the bid rate of the commercial bank where the Company regularly conducts transaction;
- For foreign currency deposited in bank, applying the bid rate of the bank where the Company opens its foreign currency accounts;
- For liability accounts, applying the offer rate of the commercial bank where the Company regularly conducts transaction.

All exchange differences arising from foreign currency transactions in the period and from revaluation of remaining foreign currency monetary items at the end of the period are recorded immediately to operating results of the accounting period.

2.5. Cash and cash equivalents

Cash includes cash on hand and demand deposits at banks.

Cash equivalents are short-term investments with a payback period of no more than 3 months from the date of investment, are highly liquid, can be easily converted into determined amounts of cash, and are not much risk of conversion into money.

2.6. Financial investments

Held-to-maturity investments include: Term bank deposits (including bills, promissory notes), loans, etc. held to maturity for the purpose of collecting periodic interest and other held-to-maturity investments.

Investments in other entities include: investments in capital instruments of other entities that do not have control, joint control or significant influence over the invested party. The initial book value of these investments is determined at cost. After initial recognition, the value of these investments is determined at original cost minus provisions for investment devaluation.

Dividends received in shares only record the number of shares received, do not record increases in investment value and financial revenue.

Provision for devaluation of investments is made at the end of the year specifically as follows:

- For investments in subsidiaries and affiliated companies: based on the Consolidated financial statements/consolidated financial statements (if the investment recipient is the parent company) of the subsidiaries and affiliates company at the time of provisioning. The provision for investment price reduction is established when the investment recipient incurs a loss, except in cases where such loss was already in the plan when deciding to invest;
- For long-term investments (not classified as trading securities) and do not have a significant impact on the investee: the provisioning is based on the Investor's financial statements at the time of provisioning;
- For investments held to maturity: based on recoverability to set up provisions for bad debts according to the provisions of law.

2.7. Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing.

2.8. Inventories

Inventories are recorded at cost. Where the net realizable value is lower than cost, inventories are stated at net realizable value. The cost of inventories includes purchase costs, conversion costs, and

other directly attributable costs incurred to bring the inventories to their present location and condition.

Inventories are accounted for using the perpetual method.

The method of determining work-in-progress (WIP) at period-end is as follows:

- For construction projects, WIP costs are accumulated based on actual documentation for each project that has not yet been completed or for which revenue has not been recognized;
- For manufactured goods, WIP represents actual production costs incurred for each type of unfinished product.

A provision for inventory devaluation is made at the end of the period based on the excess of cost over net realizable value of the inventories.

2.9. Fixed assets

Tangible fixed assets and intangible fixed assets are recorded at historical cost. During their use, these assets are presented at cost, accumulated depreciation (or amortization), and net book value. Depreciation is calculated using the straight-line method.

Depreciation is provided on a straight-line basis over the estimated useful lives of the assets as follows:

| Asset | Estimated useful life |
|-------------------------------------|-----------------------|
| Buildings and structures | 10 - 25 years |
| Vehicles and transmission equipment | 06 - 10 years |
| Office equipment and tools | 03 - 05 years |

2.10. Prepaid expenses

Expenses incurred that relate to the business performance of multiple accounting periods are recorded as prepaid expenses and are gradually allocated to the operating results of subsequent accounting periods.

The recognition and allocation of prepaid expenses to production and business costs in each accounting period are based on the nature and significance of each type of expense, using appropriate and consistent allocation methods and criteria.

Prepaid expenses are monitored according to the period of prepayment, including the amount already allocated to cost-bearing entities in each period and the remaining unallocated balance.

2.11. Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company.

2.12. Accrued expenses

Accrued expenses are used to record payables to goods or services received from the seller or provided for the seller during a reporting period, but payments of such goods or services have not

been made due to lack of invoices or accounting documents, which are recorded to operating expenses of the reporting period.

The recording of payable expenses into production and business expenses during the year is done according to the principle of matching between revenue and expenses incurred during the year. The payable expenses will be settled with the actual expenses incurred. The difference between the pre-deducted amount and the actual cost is refunded.

2.13. Unearned revenues

Unearned revenue includes revenue received in advance such as: the amount of money customers have paid in advance for one or more accounting periods for asset leasing.

Unearned revenue is transferred to Revenue from sales and service provision according to the amount determined in accordance with each accounting period.

2.14. Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Undistributed after-tax profits reflect business results (profits and losses) after corporate income tax and the Company's situation of profit distribution or loss handling.

Dividends to be paid to shareholders are recognized as a payable in Statement of Financial position after the announcement of the dividend payment from the Board of Management and announcement of closing date for receiving dividends from Vietnam Securities Depository Center.

2.15. Revenues

Sales of goods

Revenue from the sale of goods shall be recognised when all of the following conditions have been satisfied:

- Significant risks and rewards associated with the ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The cost incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from service rendered

Service revenue is recognized when all of the following conditions are satisfied:

- Turnover is determined relatively firmly;
- Ability to benefit economically from such service provision transactions;

- Determine the part of work completed at the date of the balance table;
- Determine the costs in charge of the transaction and the cost to complete the transaction to provide such service.

The stage of completion of a service transaction is determined based on the assessment of work performed.

Financial Income

Financial income arising from interest, royalties, dividends, profit sharing, and other financial income is recognized when both of the following conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The income can be measured reliably.

2.16. Cost of goods sold

Cost of goods sold reflects the actual cost of products, goods, services, and investment properties sold; the production cost of construction works completed and sold during the year; and other expenses related to investment property business activities.

Cost of goods sold is recognized consistently with the revenue generated, including accruals for expenses anticipated to be incurred in relation to such revenue.

2.17. Corporate income tax

a) Deferred income tax asset and Deferred income tax liability

Deferred income tax asset is recognized for deductible temporary differences and the carrying forward of unused tax losses and unused tax credits.

b) Current corporate income tax expenses and Deferred corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate. Deferred corporate income tax expenses are determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate. Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.

2.18. Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;

- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Consolidated Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

3. CASH AND CASH EQUIVALENTS

| | 09/30/2025 | 01/01/2025 |
|------------------|------------------------|----------------------|
| | VND | VND |
| Cash on hand | 517,701,054 | 2,653,500,580 |
| Cash at bank | 152,677,182,796 | 4,073,512,703 |
| Cash equivalents | 40,000,000,000 | 63,000,000 |
| | 193,194,883,850 | 6,790,013,283 |

4. FINANCIAL INVESTMENTS

a) Held to maturity investments

| | 09/30/2025 | | 01/01/2025 | |
|-------------------|------------------------|-----------|------------|-----------|
| | Cost | Provision | Cost | Provision |
| | VND | VND | VND | VND |
| Short-term | | | | |
| Term deposits | 231,785,000,000 | - | - | - |
| | 231,785,000,000 | - | - | - |

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4. FINANCIAL INVESTMENTS
b) Trading securities

| Stock Code | 30/09/2025 | | | 01/01/2025 | | |
|---|-------------|-------------------|------------------|----------------|-------------------|------------------|
| | Cost VND | Fair value VND | Provision VND | Cost VND | Fair value VND | Provision VND |
| Total value of shares | | | | | | |
| - Duong Hieu Mineral Exploitation and Trading Joint Stock Company | - | - | - | 10,029,062,198 | 9,831,182,400 | (197,879,798) |
| - Thai Nguyen Iron and Steel Joint Stock Company | - | - | - | 8,760,524,805 | 8,589,222,400 | (171,302,405) |
| | - | - | - | 1,268,537,393 | 1,241,960,000 | (26,577,393) |
| | - | - | - | 10,029,062,198 | 9,831,182,400 | (197,879,798) |

c) Equity investments in other entities

| | 30/09/2025 | | 01/01/2025 | |
|--|-------------|------------------|----------------|------------------|
| | Cost VND | Provision VND | Cost VND | Provision VND |
| Investments in other entities | | | | |
| - Vietnam Public Joint Stock Commercial Bank | - | - | 20,020,700,000 | - |
| | - | - | 20,020,700,000 | - |

The Company has not determined the fair value of these financial investments since the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System have not yet provided specific guidance on fair value measurement.

5. SHORT-TERM RECEIVABLES FROM CUSTOMERS

| | 09/30/2025 | | 01/01/2025 | |
|---|----------------------|-----------|--------------------|-----------|
| | Cost | Provision | Cost | Provision |
| | VND | VND | VND | VND |
| Related parties | - | - | 71,010,240 | - |
| Thai Hung Trading Joint Stock Company | - | - | 71,010,240 | - |
| Other parties | 6,968,227,499 | - | 641,736,961 | - |
| Cao Duong Phat Joint Stock Company | 3,733,739,438 | - | - | - |
| Thang Long Bronze Drum Co., Ltd | - | - | 275,918,875 | - |
| An Huy Paper Production and Trading Joint Stock Company | 1,847,268,000 | - | - | - |
| Others | 1,387,220,061 | - | 365,818,086 | - |
| | 6,968,227,499 | - | 712,747,201 | - |

6. SHORT-TERM ADVANCES TO SUPPLIERS

| | 09/30/2025 | | 01/01/2025 | |
|--|------------------------|-----------|--------------------|-----------|
| | Cost | Provision | Cost | Provision |
| | VND | VND | VND | VND |
| Other parties | 160,608,145,425 | - | 190,876,138 | - |
| TVT Vietnam Investment Joint Stock Company | 250,000,000 | - | - | - |
| Hao Dat Tea Cooperative | - | - | 150,000,000 | - |
| Le Mont Investment Joint Stock Company | 148,815,479,986 | - | - | - |
| Others | 11,542,665,439 | - | 40,876,138 | - |
| | 160,608,145,425 | - | 190,876,138 | - |

7. OTHER RECEIVABLES

| | 09/30/2025 | | 01/01/2025 | |
|--|------------------------|-----------|------------------------|-----------|
| | Value | Provision | Value | Provision |
| | VND | VND | VND | VND |
| Advances for employees | 99,150,290,866 | - | 4,300,921,000 | - |
| Other receivables | 31,276,611,853 | - | 135,634,242,036 | - |
| - Thai Hung Trading Joint Stock Company | - | - | 135,400,000,000 | - |
| - Regional Land Development Center Branch IV | 29,660,829,661 | - | - | - |
| - Others | 1,615,782,192 | - | 234,242,036 | - |
| | 130,426,902,719 | - | 139,935,163,036 | - |

8. INVENTORIES

| | 09/30/2025 | | 01/01/2025 | |
|--------------------|--------------------|-----------|-----------------------|-----------|
| | Cost | Provision | Cost | Provision |
| | VND | VND | VND | VND |
| Raw materials | 2,500,260 | - | - | - |
| Tools and supplies | - | - | 198,218,182 | - |
| Goods | 196,305,555 | - | 16,329,425,776 | - |
| | 198,805,815 | - | 16,527,643,958 | - |

9. PREPAID EXPENSES

| | 30/09/2025 | 01/01/2025 |
|---------------------------------------|--------------------|--------------------|
| | VND | VND |
| a) Short-term prepaid expenses | | |
| Other short-term prepaid expenses | 530,297,464 | 29,372,938 |
| | 530,297,464 | 29,372,938 |
| b) Long-term prepaid expenses | | |
| Tools and supplies | - | 374,284,491 |
| Repair expenses | - | 430,528,266 |
| Other long-term prepaid expenses | 82,034,484 | - |
| | 82,034,484 | 804,812,757 |

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10. TANGIBLE FIXED ASSETS

| | Building & architectonic model | Transportation & transmit instrument | Management equipment and tools | Total |
|---------------------------------------|-----------------------------------|---|-----------------------------------|------------------------|
| | VND | VND | VND | VND |
| Historical cost | | | | |
| Opening balance | 20,134,502,001 | 888,518,999 | 259,037,400 | 21,282,058,400 |
| - Purchase during the fiscal year | 159,656,549,486 | - | 22,853,096,426 | 182,509,645,912 |
| - Liquidation or transfer | - | (550,000,000) | (79,066,818) | (629,066,818) |
| Closing balance | 179,791,051,487 | 338,518,999 | 23,033,067,008 | 203,162,637,494 |
| Accumulated depreciation | | | | |
| Opening balance | 9,489,112,095 | 668,519,014 | 240,846,617 | 10,398,477,726 |
| - Depreciation during the fiscal year | 726,037,816 | 12,372,494 | 50,111,113 | 788,521,423 |
| - Liquidation or transfer | - | (380,111,125) | (73,248,529) | (453,359,654) |
| Closing balance | 10,215,149,911 | 300,780,383 | 217,709,201 | 10,733,639,495 |
| Residual value | | | | |
| At the beginning of fiscal year | 10,645,389,906 | 219,999,985 | 18,190,783 | 10,883,580,674 |
| At the end of fiscal year | 169,575,901,576 | 37,738,616 | 22,815,357,807 | 192,428,997,999 |

11. INTANGIBLE FIXED ASSETS

| | Land use rights | Computer Softwares | Total |
|--|-----------------------|--------------------|-----------------------|
| | VND | VND | VND |
| Historical cost | | | |
| Opening balance | - | 832,250,000 | 832,250,000 |
| - Purchase during the fiscal year | 23,318,354,088 | - | 23,318,354,088 |
| - Increase due to business combination | - | 90,200,000 | 90,200,000 |
| Closing balance | 23,318,354,088 | 922,450,000 | 24,240,804,088 |
| Accumulated depreciation | | | |
| Opening balance | - | 320,629,848 | 320,629,848 |
| - Depreciation during the fiscal year | - | 60,183,336 | 60,183,336 |
| - Increase due to business combination | - | 56,316,672 | 56,316,672 |
| Closing balance | - | 437,129,856 | 437,129,856 |
| Residual value | | | |
| At the beginning of fiscal year | - | 511,620,152 | 511,620,152 |
| At the end of fiscal year | 23,318,354,088 | 485,320,144 | 23,803,674,232 |

12. LONG-TERM UNFINISHED ASSETS

Construction in progress

| | 30/09/2025 | 01/01/2025 |
|--|------------------------|--------------------|
| | VND | VND |
| Construction in progress | 493,681,177,373 | 203,058,200 |
| - Thai Hung Complex Tower | 203,058,200 | 203,058,200 |
| - Hanh Phuc – Xuan Phuong Industrial Cluster | 493,478,119,173 | - |
| | 203,058,200 | 203,058,200 |

13. GOODWILL

| | Le Premium Investment Joint Stock Company | Total |
|--|--|-----------------------|
| | VND | VND |
| Cost | | |
| Opening balance | - | - |
| - Goodwill arising during the year | 76,926,715,874 | 76,926,715,874 |
| - Decrease due to disposal of investment during the year | - | - |
| Closing balance | 76,926,715,874 | 76,926,715,874 |
| Accumulated amortisation | | |
| Opening balance | - | - |
| - Amortisation for the year | - | - |
| - Decrease due to disposal of investment during the year | - | - |
| Closing balance | - | - |
| Net book value | | |
| - Opening balance | - | - |
| - Closing balance | 76,926,715,874 | 76,926,715,874 |

14. TRADE PAYABLES

| | 09/30/2025 | | 01/01/2025 | |
|--|-----------------------|-----------------------|----------------------|----------------------|
| | Value | Recoverable value | Value | Recoverable value |
| | VND | VND | VND | VND |
| a) Short-term | | | | |
| Related parties | 21,856,400,179 | 21,856,400,179 | 200,000 | 200,000 |
| Thai Hung Trading Joint Stock Company | 21,856,400,179 | 21,856,400,179 | - | - |
| IMUS Investment and Development Joint Stock Company | - | - | 200,000 | 200,000 |
| Other parties | 13,910,451,972 | 13,910,451,972 | 1,436,699,117 | 1,436,699,117 |
| Ruby California International Investment Group Joint Stock Company – Ha Long | 10,101,431,274 | 10,101,431,274 | - | - |
| Other parties | 3,809,020,698 | 3,809,020,698 | 1,436,699,117 | 1,436,699,117 |
| | 35,766,852,151 | 35,766,852,151 | 1,436,899,117 | 1,436,899,117 |

15. ADVANCES FROM CUSTOMERS

| | 30/09/2025 | 01/01/2025 |
|------------------------------------|------------------------|--------------------|
| | VND | VND |
| Other parties | 260,276,056,708 | 340,282,003 |
| GMC Paper Joint Stock Company | 173,047,254,568 | - |
| Cao Duong Phat Joint Stock Company | - | 315,562,000 |
| Other customers | 87,228,802,140 | 24,720,003 |
| | 260,276,056,708 | 340,282,003 |

16. TAXES AND OTHER RECEIVABLES, PAYABLES TO STATE

| | Receivable at Opening | Payable in the year | Paid in the year | Receivable at Closing balance |
|--------------------------------------|--------------------------|------------------------|----------------------|----------------------------------|
| | VND | VND | VND | VND |
| Value - added tax | - | 2,931,228,440 | 1,104,543,144 | 1,826,685,296 |
| Corporate income tax | 240,000,000 | 26,202,288,754 | - | 25,962,288,754 |
| Personal income tax | - | 309,356,546 | 19,387,450 | 289,969,096 |
| Land tax and land rent | - | 155,043,378 | 140,596,087 | 14,447,291 |
| Other Fees, Charges, and Payables | - | 4,000,000 | 4,000,000 | - |
| | 240,000,000 | 29,601,917,118 | 1,268,526,681 | 28,093,390,437 |

17. ACCRUED EXPENSES

| | 09/30/2025 | 01/01/2025 |
|-------------------|------------|--------------------|
| | VND | VND |
| Short-term | | |
| Interest expenses | - | 166,312,330 |
| | - | 166,312,330 |

18. UNEARNED REVENUE

| | 09/30/2025 | 01/01/2025 |
|-------------------------------------|----------------------|--------------------|
| | VND | VND |
| Unearned Revenue from Asset Leasing | 737,396,790 | 283,454,550 |
| Unearned Revenue from Tuition Fees | 8,274,600,000 | - |
| | 9,011,996,790 | 283,454,550 |

19. OTHER PAYABLES

| | 09/30/2025 | 01/01/2025 |
|---|------------------------|--------------------|
| | VND | VND |
| a) Short-term | | |
| Trade Union Funds | 10,683,302 | 81,656,432 |
| Received from Short-term Deposits and Margins | 36,311,023,206 | - |
| Other short-term payables | 253,107,452,000 | 191,360,000 |
| - <i>Le Mont Investment Joint Stock Company</i> | 26,250,000,000 | - |
| - <i>Mr. Le Hong Khue</i> | 162,750,000,000 | - |
| - <i>Mr. Le Hong Khai</i> | 63,750,000,000 | - |
| - <i>Other Payables</i> | 357,452,000 | 191,360,000 |
| | 289,429,158,508 | 273,016,432 |
| b) Long-term | | |
| Received from Long-term Deposits and Margins | 65,000,000 | 85,500,000 |
| | 65,000,000 | 85,500,000 |

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20. BORROWINGS AND FINANCE LEASE LIABILITIES

| | 01/01/2025 | | In year | | 09/30/2025 | |
|--|-----------------------|-----------------------|------------------------|-----------------------|------------------------|------------------------|
| | Value | Recoverable value | Increase | Decrease | Value | Recoverable value |
| | VND | VND | VND | VND | VND | VND |
| a) Short-term borrowings | | | | | | |
| Short-term borrowings | 11,564,529,135 | 11,564,529,135 | 3,647,501,152 | 15,212,030,287 | - | - |
| Current maturities of long-term borrow | - | - | 160,000,000,000 | - | 160,000,000,000 | 160,000,000,000 |
| | 11,564,529,135 | 11,564,529,135 | 163,647,501,152 | 15,212,030,287 | 160,000,000,000 | 160,000,000,000 |
| b) Long-term borrowings | | | | | | |
| Long-term borrowings | - | - | 500,932,151,975 | - | 500,932,151,975 | 500,932,151,975 |
| | - | - | 500,932,151,975 | - | 500,932,151,975 | 500,932,151,975 |
| Payment due within 12 months | - | - | (160,000,000,000) | - | (160,000,000,000) | (160,000,000,000) |
| Payment due after 12 months | - | - | | | 340,932,151,975 | 340,932,151,975 |

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Detailed information related to short-term loans and long-term debt due:

Details of the Company's short-term loans from banks and other credit institutions are as follows:

| | Currency | Annual interest rate | Form of guarantee | 30/09/2025 | 01/01/2025 |
|--|----------|---|--|------------------------|-----------------------|
| | | | | VND | VND |
| a) Short-term borrowings | | | | | |
| Woori Bank Vietnam Limited – Thai Nguyen Branch | VND | As stated in the debt acknowledgment note | Secured loan | - | 11,564,529,135 |
| Thai Hung Trading Joint Stock Company | VND | As stated in the debt acknowledgment note | Unsecured loan | - | 8,498,544,056 |
| | | | | - | 3,065,985,079 |
| b) Current maturities of long-term borrowings | | | | | |
| Bank for Investment and Development of Vietnam (BIDV) – Nam Thai Nguyen Branch | VND | As stated in the debt acknowledgment note | Secured by assets and shareholders' equity contributions | 160,000,000,000 | - |
| | | | | 160,000,000,000 | - |
| | | | | 160,000,000,000 | 11,564,529,135 |

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Detailed information on long-term borrowings:

The terms and conditions of long-term borrowings with outstanding balances are as follows:

| Currency | Annual interest rate | Loan term | Maturity date | Purpose of borrowing | Form of security | 30/09/2025 | 01/01/2025 |
|---|----------------------|--|--|----------------------|---|--|-----------------|
| | | | | | | VND | VND |
| Long-term borrowings | | | | | | | |
| Bank for Investment and Development of Vietnam – Nam Thai Nguyen Branch | VND | 6.6% for the first year; from the second year onwards, the rate is based on the regular savings deposit rate plus a minimum margin of 2.5% | - For the loan used to repay Vietinbank Luu Xa: Loan term until October 25, 2026. - For the project "Hanh Phuc – Xuan Phuong Industrial Cluster": 48 months from the first disbursement date. | 2028 | Investing in the Hanh Phuc – Xuan Phuong Industrial Cluster project to repay the principal of the Vietinbank loan agreement | Secured by assets and shareholders's contributed capital | 500,932,151,975 |
| | | | | | | | - |
| | | | | | | 500,932,151,975 | - |
| Khoản đến hạn trả trong vòng 12 tháng | | | | | | (160,000,000,000) | - |
| Khoản đến hạn trả sau 12 tháng | | | | | | 340,932,151,975 | - |

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21. OWNER'S EQUITY

a) Comparison table of owner's equity fluctuations

| | Contributions from owners | Share premium | Other owners' capital | Development investment fund | Retained earnings | Non-controlling interests | Total |
|---|---------------------------|---------------|-----------------------|-----------------------------|-------------------|---------------------------|-----------------|
| | VND | VND | VND | VND | VND | VND | VND |
| Previous opening balance | 195,000,000,000 | 29,736,000 | 205,199,847 | 464,211,628 | 2,202,346,314 | - | 197,901,493,789 |
| Profits in previous year | - | - | - | - | 1,279,870,211 | - | 1,279,870,211 |
| Previous closing balance | 195,000,000,000 | 29,736,000 | 205,199,847 | 464,211,628 | 3,482,216,525 | - | 199,181,364,000 |
| Current opening balance | 195,000,000,000 | 29,736,000 | 205,199,847 | 464,211,628 | 3,482,216,525 | - | 199,181,364,000 |
| Profits in this year | - | - | - | - | 2,065,487,552 | - | 2,065,487,552 |
| Increase due to acquisition of a subsidiary | - | - | - | - | - | 183,340,018,082 | 183,340,018,082 |
| Current closing balance | 195,000,000,000 | 29,736,000 | 205,199,847 | 464,211,628 | 5,547,704,077 | 183,340,018,082 | 384,586,869,634 |

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b) Contributed capital

| | 09/30/2025 | Ratio | 01/01/2025 | Ratio |
|-----------------------------|------------------------|-------------|------------------------|-------------|
| | VND | % | VND | % |
| STH Gateway Company Limited | 79,550,000,000 | 40.79% | - | 0.00% |
| Sigma Group Investment JSC | 41,660,000,000 | 21.36% | - | 0.00% |
| Thai Hung Trading JSC | 15,603,000,000 | 8.00% | 36,000,000,000 | 18.46% |
| Mrs Nguyen Thi Quy | - | 0.00% | 26,216,200,000 | 13.44% |
| Mrs Nguyen Thi Vinh | 19,695,000,000 | 10.10% | 21,550,200,000 | 11.05% |
| Mrs Bach Phuong Vinh | - | 0.00% | 21,546,000,000 | 11.05% |
| Other shareholders | 38,492,000,000 | 19.74% | 89,687,600,000 | 45.99% |
| | 195,000,000,000 | 100% | 195,000,000,000 | 100% |

c) Capital transactions with owners and distribution of dividends and profit sharing

| | From 01/01/2025 to 30/09/2025 | From 01/01/2024 to 30/09/2024 |
|---------------------------------------|----------------------------------|----------------------------------|
| | VND | VND |
| Owner's capital | | |
| - Opening balance | 19,500,000,000 | 19,500,000,000 |
| - Increase in capital in current year | - | - |
| - Decrease in capital in current year | - | - |
| - Closing balance | 19,500,000,000 | 19,500,000,000 |

d) Shares

| | 30/09/2025 | 01/01/2025 |
|---|------------|------------|
| | VND | VND |
| Number of shares registered to issue | 1,950,000 | 1,950,000 |
| Number of shares sold to the public | 1,950,000 | 1,950,000 |
| - Common shares | 1,950,000 | 1,950,000 |
| Number of outstanding shares | 1,950,000 | 1,950,000 |
| - Common shares | 1,950,000 | 1,950,000 |
| Par value of outstanding shares: VND 10,000/Share | | |

f) The Company's Funds

| | 30/09/2025 | 01/01/2025 |
|-------------------------------|--------------------|--------------------|
| | VND | VND |
| - Development investment fund | 464,211,628 | 464,211,628 |
| | 464,211,628 | 464,211,628 |

22. GROSS REVENUE FROM GOODS SOLD AND SERVICES RENDERED

| | From 01/01/2025 to 30/09/2025 | From 01/01/2024 to 30/09/2024 |
|------------------------------------|----------------------------------|----------------------------------|
| | VND | VND |
| Revenue from sale of goods | 29,201,760,577 | 15,720,923,797 |
| Revenue from rendering of services | 12,338,124,356 | 2,133,560,690 |
| | 41,539,884,933 | 17,854,484,487 |

23. COST OF GOODS SOLD

| | From 01/01/2025 to 30/09/2025 | From 01/01/2024 to 30/09/2024 |
|---------------------------|----------------------------------|----------------------------------|
| | VND | VND |
| Cost of goods sold | 26,940,836,061 | 12,075,195,931 |
| Cost of services rendered | 5,277,473,343 | 570,343,040 |
| | 32,218,309,404 | 12,645,538,971 |

24. FINANCIAL ACTIVITIES INCOME

| | From 01/01/2025 to 30/09/2025 | From 01/01/2024 to 30/09/2024 |
|-----------------------------------|----------------------------------|----------------------------------|
| | VND | VND |
| Interests of deposits | 140,981,423 | 141,767,219 |
| Gain from the sale of investments | 4,241,231,171 | 2,257,334,103 |
| | 4,382,212,594 | 2,399,101,322 |

25. FINANCIAL ACTIVITIES EXPENSES

| | From 01/01/2025 to 30/09/2025 | From 01/01/2024 to 30/09/2024 |
|---|----------------------------------|----------------------------------|
| | VND | VND |
| Interests of loans | 242,874,532 | 263,925,803 |
| Losses due to disposal of financial investments | 1,712,415,395 | - |
| Allowances for decline in value of trading securities and investment impairment | (197,879,798) | (1,367,457,463) |
| Others | - | 634,502,407 |
| | 1,757,410,129 | (469,029,253) |

26. SELLING EXPENSES

| | From 01/01/2025 to 30/09/2025 | From 01/01/2024 to 30/09/2024 |
|--------------------------|----------------------------------|----------------------------------|
| | VND | VND |
| Labor costs | 4,233,529,994 | 2,532,621,557 |
| Fixed asset depreciation | 113,103,156 | 224,842,581 |
| Outsourcing services | 282,348,769 | 139,277,794 |
| Other expenses in cash | 372,784,622 | 465,952,059 |
| | 5,001,766,541 | 3,362,693,991 |

27. GENERAL & ADMINISTRATION EXPENSES

| | From 01/01/2025 to 30/09/2025 | From 01/01/2024 to 30/09/2024 |
|-------------------------------------|----------------------------------|----------------------------------|
| | VND | VND |
| Raw materials and supplies expenses | 1,467,063,741 | 1,065,467,283 |
| Fixed asset depreciation | 460,699,679 | 806,007,506 |
| Taxes, fees, charges | 230,304,876 | 260,547,415 |
| Outsourcing services | 414,369,128 | 13,720,000 |
| Other expenses in cash | 1,991,148,078 | 1,678,958,499 |
| | 4,563,585,502 | 3,824,700,703 |

28. OTHER INCOME

| | From 01/01/2025 to 30/09/2025 | From 01/01/2024 to 30/09/2024 |
|--|----------------------------------|----------------------------------|
| | VND | VND |
| Proceeds from disposal and liquidation of fixed assets | 173,287,878 | 500,000,000 |
| Others | 251,467,920 | 308,352,132 |
| | 424,755,798 | 808,352,132 |

29. OTHER EXPENSES

| | From 01/01/2025 to 30/09/2025 | From 01/01/2024 to 30/09/2024 |
|---|----------------------------------|----------------------------------|
| | VND | VND |
| Residual value and expenses from disposal and liquidation of fixed assets | 175,707,164 | - |
| Others | 216,438,758 | 576,840 |
| | 392,145,922 | 576,840 |

30. CURRENT CORPORATE INCOME TAX EXPENSE

| | From 01/01/2025 to 30/09/2025 | From 01/01/2024 to 30/09/2024 |
|---|----------------------------------|----------------------------------|
| | VND | VND |
| Current corporate income tax expense at the parent company | 348,148,275 | - |
| Total current corporate income tax expense | 348,148,275 | - |

31. BASIC EARNINGS PER SHARE

The calculation of basic earnings per share attributable to common shareholders of the Company is based on the following figures:

| | From 01/01/2025 to 30/09/2025 | From 01/01/2024 to 30/09/2024 |
|---|----------------------------------|----------------------------------|
| | VND | VND |
| Net profit after tax | 2,065,487,552 | 1,697,456,689 |
| Adjustments | - | - |
| Profit distributed to common shares | 2,065,487,552 | 1,697,456,689 |
| Average number of outstanding common shares in circulation in the year | 19,500,000 | 19,500,000 |
| Basic earnings per share | 106 | 87 |

32. DILUTED EARNINGS PER SHARE

The calculation of diluted earnings per share attributable to ordinary shareholders of the Company is based on the following figures:

| | From 01/01/2025 to 30/09/2025 | From 01/01/2024 to 30/09/2024 |
|---|----------------------------------|----------------------------------|
| | VND | VND |
| Net profit after tax | 2,065,487,552 | 1,697,456,689 |
| Adjustments | - | - |
| Profit distributed to common shares | 2,065,487,552 | 1,697,456,689 |
| Average number of outstanding common shares in circulation in the year | 19,500,000 | 19,500,000 |
| Diluted earnings per share | 106 | 87 |

33. SUBSEQUENT EVENTS AFTER THE REPORTING YEAR

There have been no significant events occurring after the reporting year, which would require adjustments or disclosures to be made in the financial statements.



Phùng Thị Hà
Preparer



Phùng Thị Hà
Chief Accountant



Le Tuan Dung
General Director

Thai Nguyen, October 28, 2025